

IN RE:	PETITION FOR VARIANCE	*	BEFORE THE DEPUTY
	11118-11134 Reisterstown Road		
	East of Gwynbrook Avenue	*	ZONING COMMISSIONER
	4th Election District		
	3rd Councilmanic District	*	OF BALTIMORE COUNTY
	G-H Reisterstown Properties,	*	Case No.: 98-459-A
	LLC, Contract Purchaser	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the contract purchaser of the subject property, G-H Reisterstown Properties, LLC, through its attorney, Robert A. Hoffman, Esquire. Petitioner requests a variance from the parking requirements contained in Section 409.6(A)(2) of the Baltimore County Zoning Regulations ("B.C.Z.R.") for general retail use, which requires 5 spaces per 1,000 square feet of gross floor area, to allow for a reduction in parking of 64 spaces to 305 spaces in lieu of the total required parking spaces of 369.

At the hearing before the Zoning Commissioner, Robert A. Hoffman, Esquire and Patricia A. Malone, Esquire appeared as the attorneys for the Petitioner. Also appearing on behalf of the Petitioner were Timothy Harrison, General Partner of G-H Reisterstown Properties, LLC; Timothy Madden of Morris & Ritchie Associates, Inc., the engineering firm that prepared the site plan for this project; Jeffrey Glazer of Kann & Associates, architects for the project; and Wes Guckert of the Traffic Group, traffic engineers for the project. There were no Protestants present.

ORDER RECEIVED FOR FILING
 Date 7/13/98
 By [Signature]

The testimony and evidence offered by the Petitioner revealed that the subject site consists of a gross area of 9.6 acres, zoned B.M. The property is located on the west side of Reisterstown Road, east of Gwynbrook Avenue. The Petitioner proposes to construct a 58,200 square foot grocery store and a 15,500 square foot retail space with off-street parking and associated utilities. The property is adjacent to an existing Target Department Store. As shown on the site plan submitted at the hearing as Petitioner's Exhibit 1, the parking areas and drives will interconnect with those of the Target Store, allowing freedom of access between the stores. Photographs produced indicated that large parking areas on the south side of the Target store go virtually unused.

According to B.C.Z.R. Section 409.6(A)(2), this proposed use requires that the Petitioner provide 5 spaces per 1,000 square feet of gross floor area or a total of 369 parking spaces. The Petitioner requests a variance from B.C.Z.R. Section 409.6(A)(2) and asks that it be permitted to reduce the parking to be provided by 64 spaces and to provided 305 spaces in lieu of the required 369.

Section 307.1 of the Baltimore County Zoning Regulations outlines a two-step process for the granting of variances. That two-step process was discussed by the Court of Special Appeals in Cromwell v. Ward, 102 Md. App. 691 (1995). In that opinion, the Court interpreted the Baltimore County Zoning Regulations to require the applicant to establish the following:

First, the Petitioner must prove, and the Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself --

unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property.”

I find from the testimony and evidence presented in this case that the subject property is unique, unusual, and different from properties surrounding the subject site so as to cause the relevant setback requirements to impact disproportionately upon this particular parcel of land. Specifically, the interconnection of the Target store parcel and this site as well as the underutilization of the adjacent parking lot are, in my opinion, unique circumstances. Additionally, the testimony indicated that the Petitioner has agreed to provide significant buffers to the west and south for the adjacent townhouse community. Some of this buffering will be installed in areas that could be developed for parking. Based upon this evidence, therefore, I find that the Petitioner satisfied the “first step” of showing uniqueness relating to the property.

Having satisfied this “first step,” the Petitioner must proceed to the “second step” of this variance process, which is to demonstrate that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guideline set forth in B.C.Z.R. Section 307.1 has been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings & Loan Assoc. v. Buschman, 227 Md. 243 (1961), the Court of Appeals considered the identical regulation. As the Court noted: “Section 307

of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive.” Id. at 248-250. Thus, by the use of the term “or,” Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard. The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, 22 Md. App. 28 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. Id. at 40-41.

Compared with this burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions, and would not affect the property’s use. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser standard of practical difficulty applies. The prongs of that standard which must be satisfied by the Petitioner are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonable prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the

property involved and be more consistent with justice to other property owners;
and,

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, 22 Md. App. at 39. See also McLean v. Soley, 270 Md. 208, 214-215 (1973).

I find that, based on the testimony and evidence provided at the hearing before me, the Petitioner has, in fact, proven the practical difficulty standards as set forth above and that the variances requested should be granted. G-H Reisterstown Properties, LLC, has demonstrated that requiring it to comply with B.C.Z.R. Section 409.6(A)(2) would be unnecessarily burdensome. Without the requested variances, the Petitioner would be unable to develop the property for the proposed uses. Additionally, I find that the granting of these variances will do substantial justice to the Petitioner, the neighboring property owners, and others. The evidence confirms that there will be no adverse impact from the variances. The testimony was that the parking provided is more than sufficient to accommodate the needs of the grocery store and proposed retail space. I further find that the grant of these variances is consistent with the spirit of the ordinance and is accomplished without injury to the public health, safety, or general welfare.

Pursuant to the advertising, posting of the property, and public hearing on this Petition, and for the reasons set forth above, the variances requested should be granted.

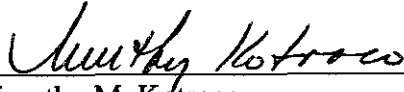
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of July, 1998, that the Petition for Variance, seeking to

ORDER RECEIVED FOR FILING

Date

By

allow for a reduction in parking of 64 spaces to 305 spaces in lieu of the 369 total parking spaces required is hereby GRANTED without restriction.



Timothy M. Kotroco,
Deputy Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 7/13/08
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 13, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Reisterstown Road, 450' SE of Featherbed Lane
(11118-11134 Reisterstown Road)
4th Election District - 3rd Councilmanic District
G-H Reisterstown Properties, LLC - Contract Purchaser/Petitioner
Case No. 98-450-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Timothy C. Harrison, G.P., G-H Reisterstown Prop., LLC
c/o Harrison & Grass, 20 Erford Road, Lemoyne, PA 17043

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 11118-11134 Reisterstown Road
which is presently zoned BM

This Petition shall be filed with the Department of Permits and Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

409.6(A)(2) parking for general retail use, which requires five spaces per 1,000 square feet of gross floor area, to allow a reduction in parking of 64 spaces to 305 spaces in lieu of the 369 total parkings spaces required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

Legal Owner(s):

G-H Reisterstown Properties, LLC

(Type or Print Name)

By:

Signature **Timothy C. Harrison, General Partner**

(Type or Print Name)

Signature

c/o Harrison & Grass
20 Erford Road

Address

717-737-7800

Phone No.

Lemoyne

City

PA

State

17043

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1/2 hr

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

CAM

DATE

27 May 98

98-459-A

459

ORDER RECEIVED
Date **5/13/98**
By **[Signature]**

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description
"Fritz Property"
Tax Map 58, Grid 8
Parcels 107-113
Fourth Election District
Third Councilmanic District
Baltimore County, Maryland

Beginning for the same at a pipe found on the westerly side of Reisterstown Road (Maryland Route 140), 550 feet \pm southeast of Featherbed Lane, the said pipe being the end of the first line of a Deed to Margaret C. Nelson dated September 10, 1907 and recorded in the Land Record of Baltimore County, Maryland in Liber W.P.C. 319 at folio 336, thence from the POINT OF BEGINNING so fixed, and binding on the said westerly right of way of Reisterstown Road the following three courses and distances viz:

1. South $44^{\circ}06'31''$ East, 159.72 feet,
2. South $43^{\circ}40'47''$ East, 101.60 feet,
3. South $43^{\circ}05'58''$ East, 361.94 feet, thence leaving the said right of way of Reisterstown Road and binding on the outlines of the parcels listed below the following five courses and distances, viz:
4. South $45^{\circ}44'04''$ West, 767.15 feet,
5. North $43^{\circ}12'12''$ West, 469.38 feet,
6. North $46^{\circ}09'57''$ East, 385.54 feet,
7. North $43^{\circ}33'04''$ West, 159.62 feet,
8. North $46^{\circ}09'48''$ East, 379.78 feet to the POINT OF BEGINNING.

Containing 418,700 square feet or 9.612 acres of Land more or less.

Being seven parcels on land in Baltimore County Maryland, recorded in the Land Records of Baltimore County as follows:

1. Liber 5482, Folio 593, October 7, 1974 conveyance to Louis E. Fritz and Mary Jane Fritz.
2. Liber 9936, Folio 593, July 21, 1993 conveyance to Louis E. Fritz and Mary Jane Fritz.

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☐ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

98-459-A

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3. Liber 4459, Folio 45, May 19, 1965 conveyance to Anna M. Yeager.
4. Liber 5615, Folio 192, March 12 1976 conveyance to Louis E. Fritz, Sr. and Mary Jane Fritz.
5. Liber 6173, Folio 307, June 7, 1980 conveyance to Jerry Lee Watson.
6. Liber 11079, Folio 510, December 29, 1994 conveyance to Kathleen DuChane, Marcene Dolgoff, Dorothy Featherston and Carey Witte.
7. Liber 7495, Folio 23, April 11, 1987 conveyance to Ko-Pen Wong and Shu-Lian Wong.

Being known as number, 11120, 11124, 11126, 11128, 11130, 11132, and 11134 Reisterstown Road.



MAB:mak\s\10288\zoning.des\050598

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-459-A
11118-11134, Reisterstown Road
N/S Reisterstown Road, 550'
SE of Featherbed Lane
4th Election District
3rd Councilmanic District
Legal Owner(s):
G-H Reisterstown Properties, LLC

Variance: to allow a reduction in parking of 64 spaces to 305 spaces in lieu of the 369 total parking spaces required.
Hearing: Tuesday, July 7, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/357 June 18 c237416

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/18/, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/18/, 19 98.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053756

DATE 27 May 98 ACCOUNT R-001-6152
459
AMOUNT \$ 250.00

RECEIVED
FROM:

Venable

FOR:

11118-11139 Re: stratawne Rd

Venable

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
5/27/1998 5/27/1998 11:29:12

FEB 0503 CASHIER KONG KMC BRAMER 7

5 MISCELLANEOUS CASH RECEIPT

Receipt # 047647

OR NO. 053756

05/11

250.00 CHECK: FN

Baltimore County, Maryland

98-459-A

CASHIER'S VALIDATION

RE: PETITION FOR VARIANCE

11118-11134 Reisterstown Road, N/S Reisterstown
Road, 550' SE of Featherbed La, 4th Election
District, 3rd Councilmanic

Legal Owners: G-H Reisterstown Properties, LLC

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-459-A

Petitioner(s)

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE. Case No. 98-459-APetitioner/Developer: G-H REISTERSTOWN PROP., ETALROBERT HOFFMAN, ESQ (V.B.H.)Date of Hearing/Closing: 7/7/98@ 2:00 P.M.RM. 407, C.C.B.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #11118 to #11134 REISTERSTOWN ROAD

2 SIGNS PLACED - EACH END OF SITE

The sign(s) were posted on 6/20/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, SR. 6/28/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

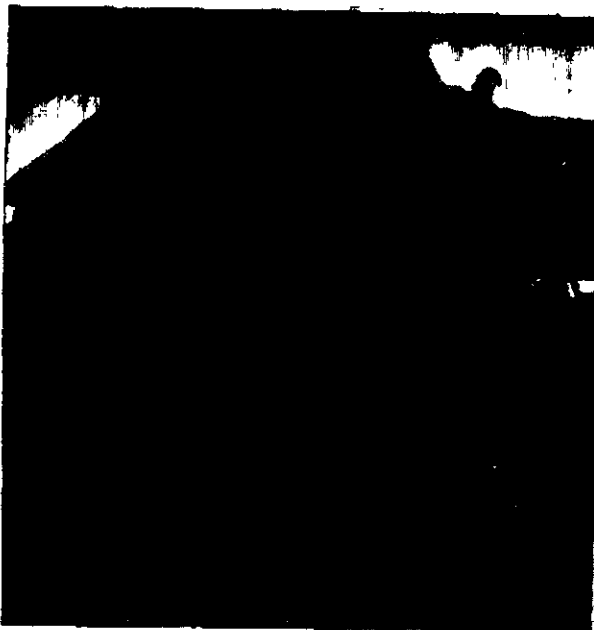
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

98-459-A#11118 to #11134 REISTERSTOWN RD.6/20/98 VBHH. 7/7/98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 9, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-459-A
11118-11134 Reisterstown Road
N/S Reisterstown Road, 550' SE of Featherbed Lane
4th Election District - 3rd Councilmanic District
Legal Owner: G-H Reisterstown Properties, LLC

Variance to allow a reduction in parking of 64 spaces to 305 spaces in lieu of the 369 total parking spaces required.

HEARING: Tuesday, July 7, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small mark to the right.

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
G-H Reisterstown Properties, LLC

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
June 18, 1998 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord 410-494-6201
210 Allegheny Avenue
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-459-A
11118-11134 Reisterstown Road
N/S Reisterstown Road, 550' SE of Featherbed Lane
4th Election District - 3rd Councilmanic District
Legal Owner: G-H Reisterstown Properties, LLC

Variance to allow a reduction in parking of 64 spaces to 305 spaces in lieu of the 369 total parking spaces required.

HEARING: Tuesday, July 7, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 459
Petitioner: G-H Reisterstown Properties, LLC
Address or Location: 11118-11134 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara W. Ormord
Address: 210 Allegheny Avenue
Towson, Md 21204
Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

98-459-A

459

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-459-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit 305 parking spaces
in lieu of the required 369.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

459



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 29, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 459
Case No.: 98-459-A
Petitioner: G-H Reisterstown
Properties, LLC
Location: 11118-11134
Reisterstown Road- Metro Square

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 27, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: 6/15/98

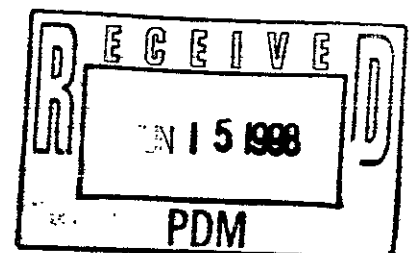
SUBJECT: Zoning Advisory Committee
Meeting Date: June 8

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	441	453
	442	455
	443	457
	445	458
	450	459
	452	462

RBS:sp

BRUCE2/DEPRM/TXTS8P





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 12, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BETH ISRAEL MIKRO KODESH CONG., INC.
G-H REISTERSTOWN PROPERTIES, LLC
HARVEY M. MEYERHOFF AND EUGENE H. SCHREIBER

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: 451, 457 & 459 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

June 11, 1998

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 459
Variance
Metro Square
MD 140 (west side)
100' south of
Gwynbrook Avenue
Mile Post 6.89

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval of the variance.

However, we will require the owner to obtain an access permit through this office. Please have their representative contact this office regarding the required improvements conditioned to the permit.

Should you have any questions, please contact Larry Gredlein at 410-545-5606. You may also E-mail him (lgredlein@sha.state.md.us).

Very truly yours,

For Ronald Burns, Chief
Engineering Access Permits Division

LG/eu

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 22, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

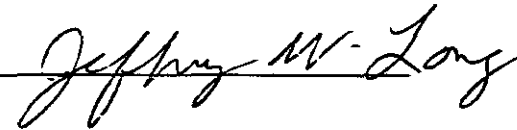
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 451 (459) 466, 470, and 471

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Division Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 23, 1998

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item Nos. 442, 443, 444, 445, 450,
451, 452, 453, 454, 455, 457, 458,
459, 462, 463, 464, 465

Use Permit for Farmer's Roadside Stand
John D. Barone & Beverlae Barone
E/S York Road, 260' S of Sparks Road
(14943 York Road)

16844 Wesley Chapel Road
Case No. 98-381-SPHA

1820 Clearwood Road
Case No. 98-438-SPHA

Hereford Plaza
Case No. 97-308-SPHA

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Robert A. Hoffman

210 Allegheny Ave, Towson

Patricia A. Malore

" "

Geoff Glazer

207 E. Redwood Rd

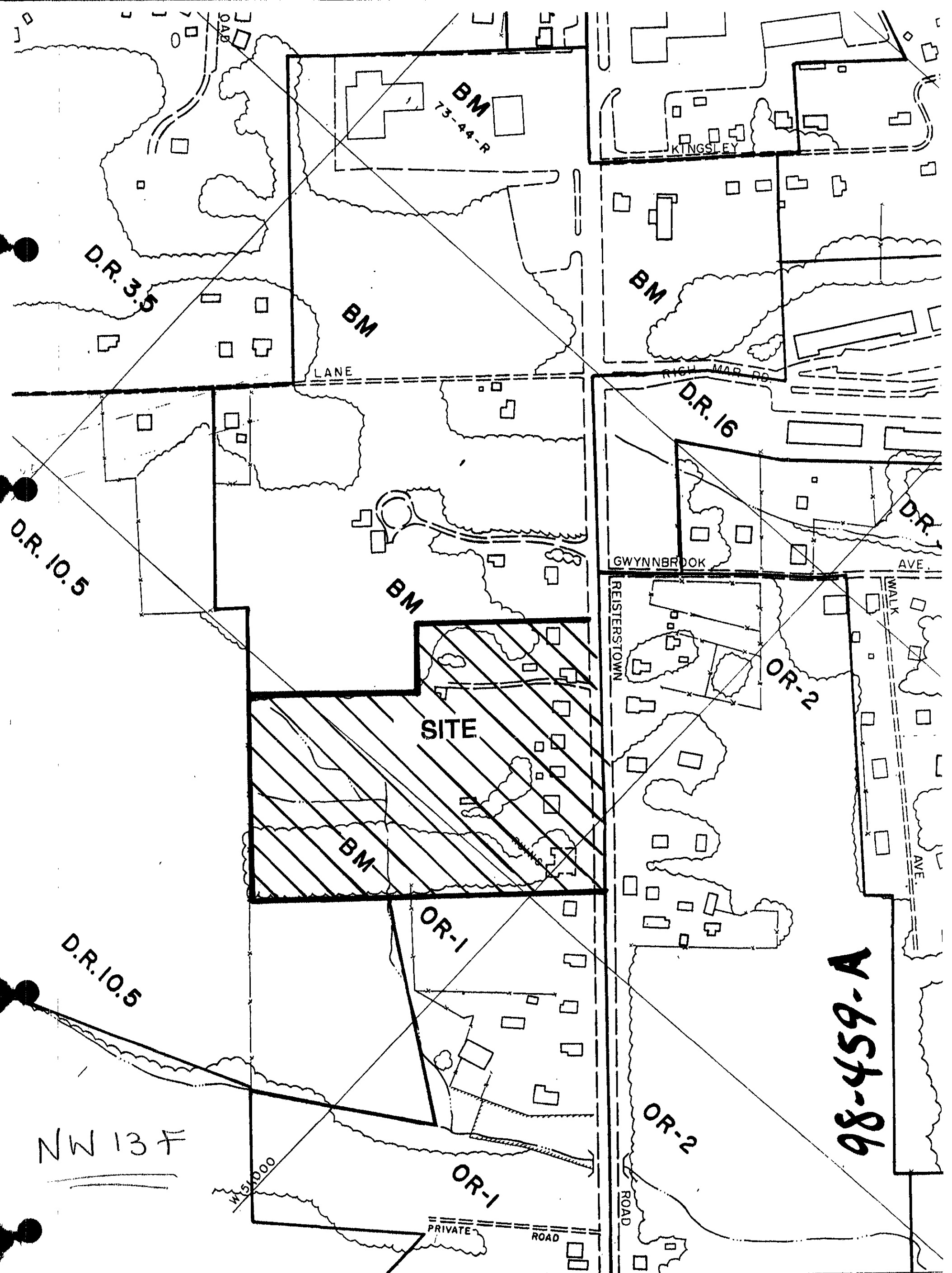
Tim Madden

110 West Rd Towson

Wes Guckert

Suite 600 40 W. Chesapeake Ave Towson
21204





1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenech
Chairman, County Council

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

BELLTOWN

photographs

98-459-A

